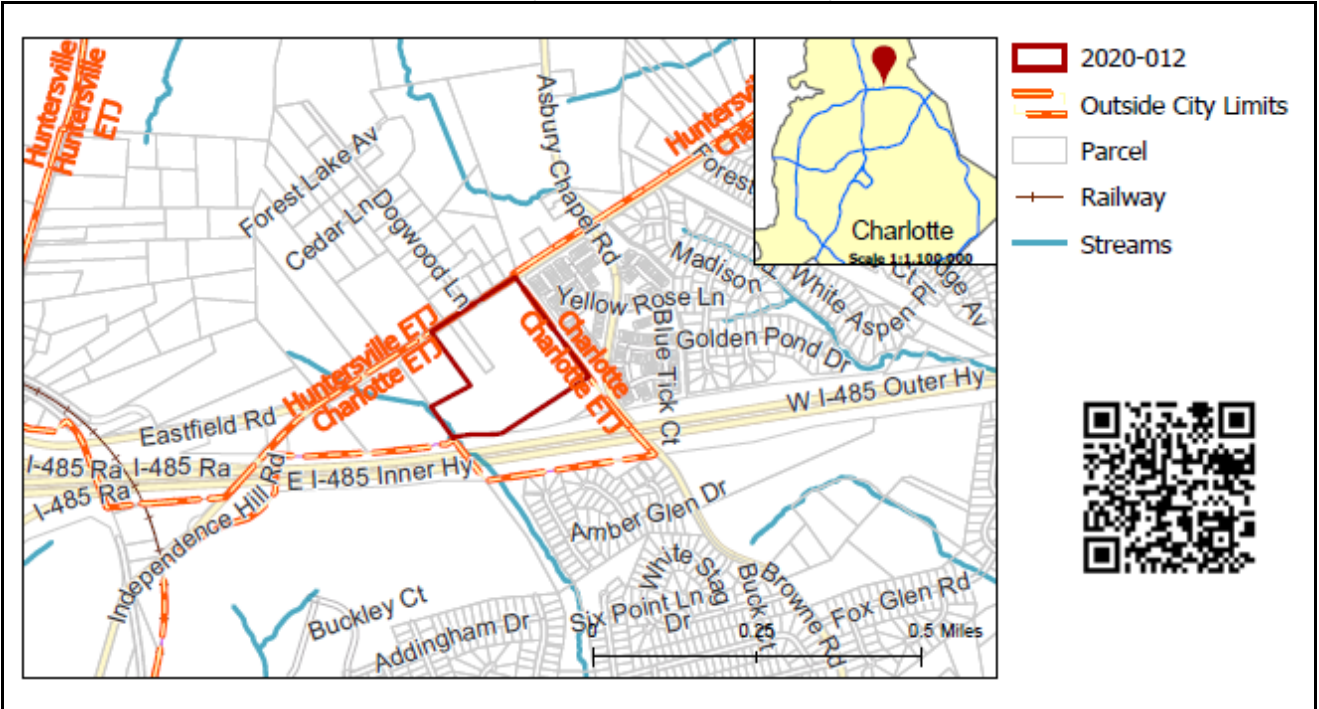


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: MX-1 INNOV (mixed use, innovative)

**LOCATION**

Approximately 21.92 acres located on the south side of Eastfield Road, north of Interstate 485, and west of Browne Road.



**SUMMARY OF PETITION**

The petition proposes to allow a residential community of single-family attached and detached dwellings on land developed with an historic house and out buildings.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Thomas B. McLeod II  
Bowman Sumner, LLC  
Robert Bowman

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 8

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Prosperity Hucks Area Plan (2015)* recommendation of residential uses up to 4 dwelling units per acre.

Rationale for Recommendation

- At 4.15 dwelling units per acre, this petition is slightly inconsistent with the *Prosperity Hucks Area Plan (2015)* recommendation of a density up to 4 dwelling units per acre, but consistent with the plan's recommendation for residential uses.
- The petition proposes up to 48 townhomes and 38 single family homes, carrying out the area plan's proposal to include a mixture of thoughtfully arranged housing types in the Prosperity Hucks

area, such as single-family detached homes and single-family attached homes.

- The petition proposes two access points onto the site from existing roads, increasing street connectivity and ample site access, both of which are priorities of the area plan.
- The petition commits to enhancing the pedestrian experience in the neighborhood by proposing alley-loaded streets, 6-feet wide sidewalks, and 8-feet wide planting strips with landscaping.
- The petition proposes to preserve two historic structures and mindfully incorporate them into the development.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan*, from residential up to 4 dwelling units per acre to residential up to 6 dwelling units per acre.

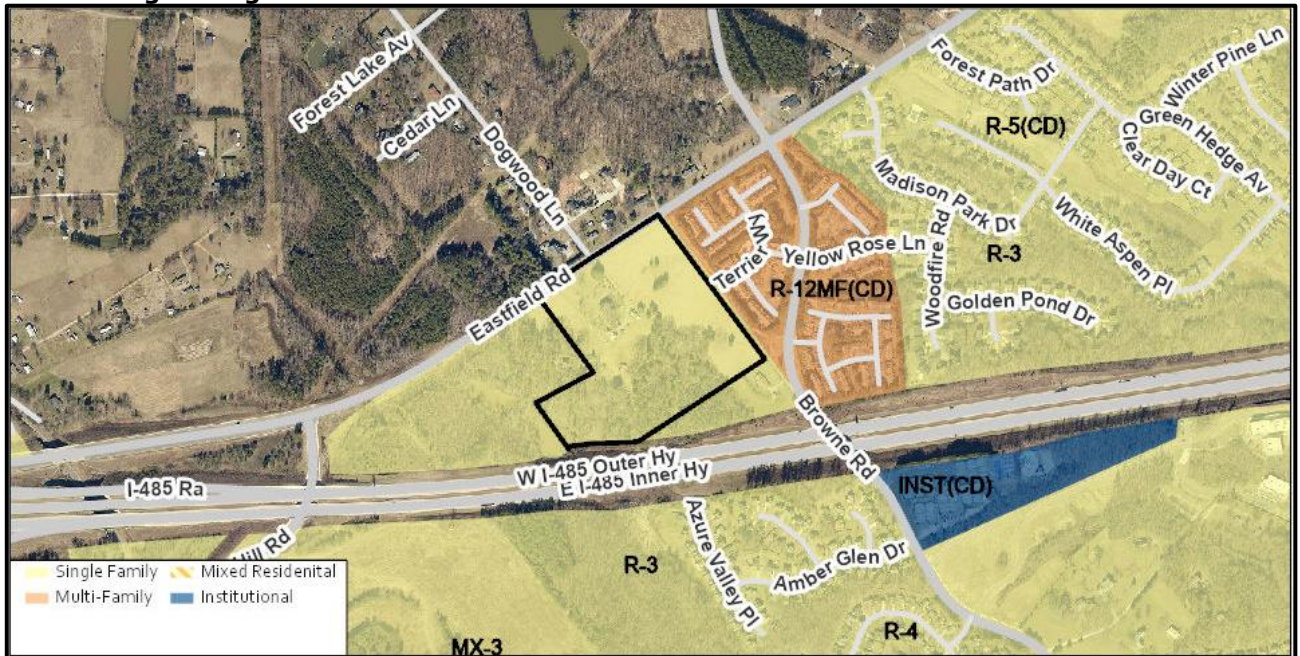
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 38 single-family dwellings and 48 townhomes.
- Innovative Standards include reduced setbacks: 14-feet for single family dwellings and 8-feet for townhomes, measured from the right-of-way.
- Access to be provided by Eastfield Road and Brown Road.
- Provides curb and gutter and sidewalk along Eastfield Road.
- Provides local street network connecting Eastfield Road and Browne Road.
- Commits to providing left-turn lanes on Eastfield Road and Browne Road.
- Commits to all dwelling units to be alley loaded.
- Commits to limiting townhomes to 6-units in a building.
- Provides an 8-foot planting strip and 6-foot sidewalk along public streets.
- Provides walkways to connect all residential entrances to sidewalks along public and private streets.
- Garage doors visible from public or private streets will be set back 12-inches to 24-inches from front wall plane with additional architectural treatments over the garage door opening.
- Vinyl may not be used as an exterior building material.
- Commits to building usable porches and stoops as a predominant feature of building design.
- Preserves the two historic buildings (farmhouse and log cabin) per the Historic Landmarks Commission guidelines.

### • Existing Zoning and Land Use





The subject property is developed with an historic home and outbuildings. The surrounding land use is developed with single family homes and multi-family apartments.



The site (denotes by red star) is developed with an historic home.

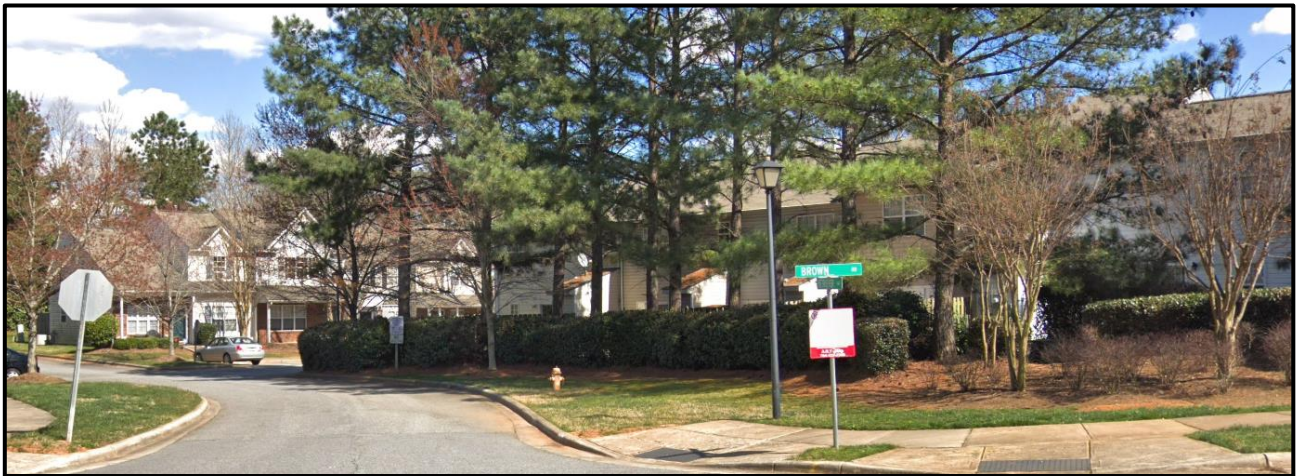


The historic home.





The property to the northwest along Eastfield Road is developed with single family homes.



The property to the east is developed with multi-family apartments.



The property to the south is bordered by Interstate 485.

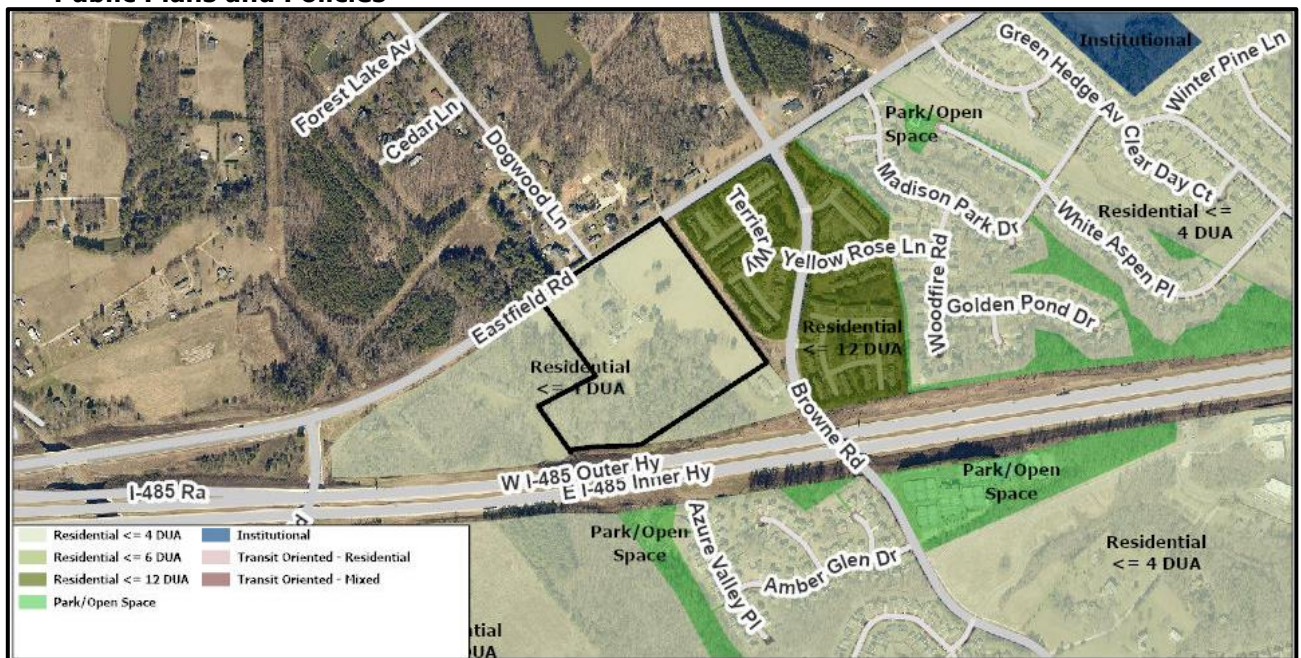


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-104	Rezoned 6.77 acres to establish City of Charlotte zoning for parcels that were previously in the zoning jurisdiction of the Town of Huntersville.	Approved
2016-089	Rezoned 4.35 acres to allow a 5,600-square foot building for an institutional use.	Approved
2018-134	Rezoned 20.03 acres to allow up to 335 multi-family units.	Approved

- Public Plans and Policies**



- The *Prosperity Hucks Area Plan (2015)* calls for residential uses up to 4 DUA on the site.

- **TRANSPORTATION SUMMARY**

- The site has access to minor thoroughfares. The petitioner is providing local street network connecting Eastfield Road and Browne Road. The petitioner is providing curb and gutter and sidewalk along Eastfield Road and commits to providing left-turn lanes on Eastfield Road and Browne Road to mitigate for traffic added by the development.
- **Active Projects:**
  - No active projects
- **Transportation Considerations**
  - ~~See Outstanding Issues, Note 1~~ Addressed
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 10 trips per day (based on 1 single family dwelling).
    - Entitlement: 700 trips per day (based on 65 single family dwellings).
  - Proposed Zoning: 750 trips per day (based on 38 single family dwellings and 48 townhomes).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 3 students, while the development allowed under the proposed zoning may produce 34 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 31 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Blythe Elementary from 110% to 112%
    - J. M. Alexander Middle @ 87% (no projected increase in capacity)
    - North Mecklenburg High @ 114% (no projected increase in capacity)
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water distribution main located along Eastfield Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 12-inch gravity sewer main located through the southern part of the rezoning boundary. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** ~~See Outstanding Issues, note 2~~ Addressed

**OUTSTANDING ISSUES**

Transportation

- ~~1. The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~ Addressed

Environment

- ~~2. MCPR requests the petitioner consider dedicating and conveying to Mecklenburg County a minimum 2-acre parcel for a future Neighborhood Park outside of the stormwater facilities and have access to a public right-of-way. This petition is in a gap area for public open space.~~ Rescinded by Parks & Rec

**REQUESTED TECHNICAL REVISIONS**

Land Use

- ~~3. Amend proposed zoning and proposed uses to MX-1 Innov in site development data notes.~~  
Addressed
- 

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225